



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



37 Cherryoak Street, Thirsk, YO7 3SU
Offers Over £215,000

A delightful home that is beautifully presented and is available to clients who are in a position to proceed. With numerous upgrades throughout the house, a mature rear garden and off-road parking, we highly recommend calling the office to arrange a viewing.



The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

The Property

On entry to the home, there is a reception hall which leads to the kitchen, dining lounge, and cloakroom and there is also a staircase to the first-floor accommodation, The dining lounge is beautifully presented and the vendors have effortlessly illustrated that the room will accommodate both dining table and chairs and also full lounge suite. Further upgrades have been done to the home since its purchase, there has been the addition of coving and plantation shutters. Furthermore, with double doors opening to the gardens, this is an ideal entertaining room.

Located at the front of the home, the well-designed and sleek kitchen comprises base and wall units with a host of fitted appliances. There is also an excellent work surface area and a window to the front elevation which overlooks the green, Completing the ground floor is the cloakroom comprising of w.c, and a wash hand basin.

On the first floor, the landing allows access to the two double bedrooms and also bathroom. Both bedrooms are generous in size and the primary room does have the advantage of built-in wardrobes with both rooms having plantation shutters installed. The bathroom has a white suite comprising of a panel bath with shower over and glass screen, w.c, wash hand basin sink set on a vanity and also a yield around,

Externally, the home's gardens are outstanding with careful thought and attention taken by the vendors, creating a delightful and private space with a large patio area, lawn gardens and a mature variety of flowering plants and borders.

There is also a large driveway which allows off road parking for two vehicles and fenced borders.

Further Information:

The property is freehold

Council: North Yorkshire

Council Tax Band: C

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8406-1155-8939-4807-0113>

Disclaimer

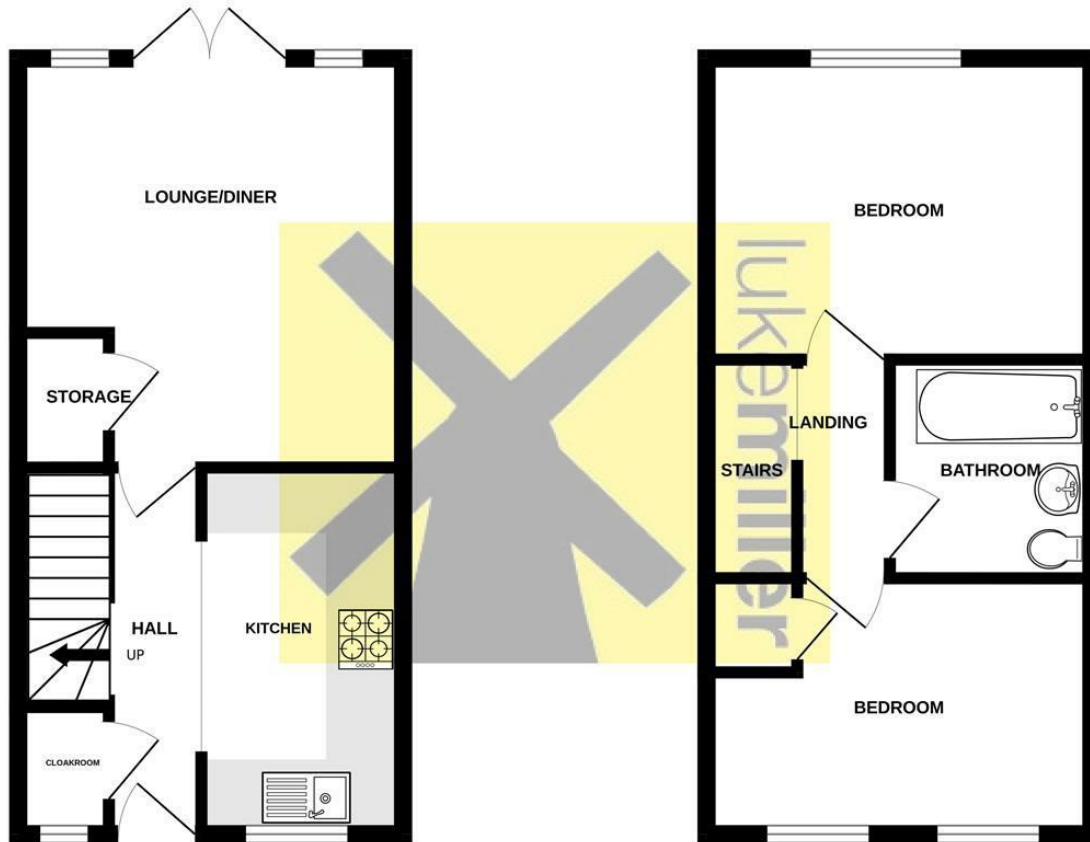
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GROUND FLOOR

1ST FLOOR



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